



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday January 3, 2017 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:02 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Dennis Larson, Commissioner Jerry Stiller, Commissioner Roger Myers, and Commissioner Randy Owens. Commissioner Mike McCrossin and Commissioner Sonia Ahmed arrived late.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner, Mary Bradley, Administrative Assistant, and City Engineer, Tim Porter.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Myers gave the Invocation. Commissioner Stiller led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the December 6, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner Owens and seconded by Commissioner Myers to approve the minutes for December 6, 2016, as submitted. Motion carried 5 – 0, with Commissioner McCrossin arrived after the vote.

REGULAR AGENDA

Public Hearing Agenda

Public Hearing 1 – (ZC 2016-15)

Hold a Public Hearing and consider a recommendation to the City Council regarding a change in zoning from Multifamily District (MF) to a Planned Development (PD 2017-XX-TH) to allow for a Town House development of 4 units on 0.281 acres located on 202 N Fifth Street, southeast of the intersection of State Highway 78 and N 5th Street (ZC 2016-15).

Staff Presentation

Mr. Molina stated that the property is 0.281 acres and will create four townhome residential lots. The applicant has requested for a planned development to allow for minimum lots sizes that are less than the 3,000 square feet requirement of the zoning ordinance. The applicant will provide two guest parking spaces on the site.

The site plan shows lot 1 being 3,723 square feet, lot 2 and 3 being 2,800 square feet, and lot 4 being 2,900 square feet. The proposed plan has lot coverage of 77% as opposed to the 60% maximum coverage allowed by standard Townhouse zoning district guidelines.

A statement was added to the Planned Development Conditions after the packet was sent out, in that the Homeowners Association will maintain the private driveway.

Commissioner Ahmed arrived.

Board Discussion

Mr. Victor Castro, Plans and Permit Solutions, 10840 Switzer Avenue, Suite 102, Dallas, 75238, stated that one building the setback is closer than seven feet to the driveway, and the other building is seven feet to the driveway. Homeowners Association will enforce that all parking is done within the garage and not used for storage.

Public Comments

Chair Smith opened the Public Hearing.

Ms. Laura Marlow Hawkins, 204 N. Fifth St, Wylie, spoke in opposition four homes, but not new development for the property.

Chair Smith closed the Public Hearing.

Board Discussion

Commissioner Ahmed questioned if the proposal follows the zoning ordinance requirements and why allowed. Ms. Ollie stated that the proposed request does not follow the zoning ordinance, but the property is zoned Multi-Family. If the applicant

requested a duplex, and met the 3,000 square foot requirement, the submittal would be standard consideration.

Board Action

A motion was made by Commissioner Larson and seconded by Commissioner Myers to recommend denial to the City Council for change of zoning from Multifamily District (MF) to a Planned Development (PD 2017-XX-TH). Property located on 202 N Fifth Street, southeast of the intersection of State Highway 78 and N 5th Street. ZC 2016-15. Motion carried 7 – 0.

Public Hearing 2 – Replat Inverness Pharmacy Addition, Lot 1, Block B

Hold a Public Hearing and consider, and act upon, a recommendation to the City Council regarding a Replat of Lot 1, Block B of Inverness Pharmacy Addition, on 1.901 acres, generally located 315 feet south of the southeast intersection of FM 544 and Regency Drive.

Staff Presentation

Mr. Molina stated that the property totals 1.901 acres and will create one lot by combining an existing lot that measures 0.901 acres with an unplatted tract of land that measures one acre.

The plat shall dedicate the necessary rights-of-way, fire lanes, utility, construction, and drainage easements.

Public Comments

Chair Smith opened the Public Hearing.

Mr. Charles McClure, P.O. Box 802017, Dallas, owner/applicant for the subject property, stated that Inverness Pharmacy is a compound pharmacy. The property will allow cross access between the adjacent properties.

Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner Stiller and seconded by Commissioner Ahmed to recommend approval to the City Council for Replat for Inverness Pharmacy Addition, creating one lot on 1.901 acres, generally located southeast of FM 544 and Regency Drive. Motion carried 7 – 0.

Regular Agenda

Item 1 – Site Plan Inverness Pharmacy, Lot 1, Block B of Freddy's Addition

1. Consider, and act upon a Site Plan for Inverness Pharmacy, Lot 1, Block B of Freddy's Addition, located approximately 315 feet south of the southeast intersection of FM 544 and Regency Drive.

Staff Presentation

Mr. Molina stated that the applicant desires to develop a one story pharmacy that measures 6,421 square foot on lot 1, Block B of Inverness Pharmacy Addition. The site is zoned Commercial Corridor and a pharmacy is an allowed use in this zoning district.

The site will have two points of access from Regency Drive and from a driveway that comes in from the adjacent lot to the north. There will be a 24 foot wide Fire lane access and utility easement that loops around the site.

Staff recommended approval subject to additions and alterations as required by the Engineering Department.

Board Discussion

Vice Chair Larson questioned if the architectural design will be the same as the Freddy's Addition. Mr. Molina stated that the colors and material will match.

Board Action

A motion was made by Commissioner Ahmed and seconded by Vice Chair Larson to approve the Site Plan for Inverness Pharmacy, Lot 1, Block B. Motion carried 7 – 0.

Item 2 – Final Plat Jacob's Addition, Lot 1R-3, Block B

2. Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Jacob's Addition, Lot 1R-3, Block B, creating one non-residential lot on 4.904 acres, generally located south of FM 544 and between Regency Drive and Springwell Parkway.

Staff Presentation

Mr. Molina stated that the property totals 4.904 acres and will create one lot by combining an existing lot that measures 2.904 acres and a non-platted tract of land that measures two acres. The Final Plat has setbacks that match the regulations of the planned development and are listed as 25 feet on the frontage facing FM 544, ten feet on the frontages of Regency Drive and Springwell Parkway, and ten feet on the rear.

The Final Plat complies with the applicable technical requirements of the City of Wylie and is recommended for approval subject to additions and/or alterations as required by the Engineering Department.

Board Action

A motion was made by Commissioner Owens and seconded by Commissioner McCrossin to recommend approval to the City Council regarding a Final Plat for Jacob's Addition, Lot 1R-3, Block B. Motion carried 7 – 0.

Item 3 – Amendment for Wal-Mart, Lot 1R-6, Block C Woodlake Village

3. Consider, and act upon a Site Plan amendment for Wal-Mart, Lot 1R-6, Block C of Woodlake Village Addition, located on the northwest corner of State Highway 78 and Spring Creek Parkway.

Staff Presentation

Mr. Molina stated that the applicant desires to construct a parking canopy with ten parking spaces for Online Grocery Pickup on the east side of the existing Walmart Super Center. The applicant was required to submit this site plan application to ensure that parking and fire access requirements remained in compliance with the Zoning Ordinance.

The current building measure 188,249 square foot and is required one parking space for every 300 square feet. The site plan proposes ten additional parking spaces, which will not negatively impact the requirements for fire and safety access.

Staff recommends approval subject to additions and alterations as required by the Engineering Department.

Board Action

With no questions for the applicant or Staff, a motion was made by Commissioner Stiller and seconded by Commissioner Myers to approve the amendment to Site Plan for Wal-Mart, Lot 1R-6, Block C of Woodlake Village Addition. Motion carried 7 – 0.

MISCELLANEOUS

Ms. Bradley stated that the next meeting is on January 17, 2017.

ADJOURNMENT

A motion was made by Commissioner McCrossin, and seconded by Commissioner Owens to adjourn the meeting. All Commissioners were in consensus.



Ron Smith, Chair

ATTEST:



Mary Bradley, Administrative Assistant